



Charles D. Baker
Governor

Karyn E. Polito
Lieutenant Governor

The Commonwealth of Massachusetts

Department of Public Safety

One Ashburton Place, Room 1301

Boston, Massachusetts 02108-1618

Phone (617) 727-3200

Fax (617) 727-5732

TTY (617) 727-0019

www.mass.gov/dps

Daniel Bennett
Secretary

Matt Carlin
Commissioner

Minutes

Board of Elevator Regulations

One Ashburton Place, 21st Floor

February 16, 2016 - 1:00PM

Board Members Present:

Stephen Sampson, Chairman
David Gaudet, Building Owners
Tom Riley, Engineering
John O'Donoghue, Dept. Fire Services
Cheri Davis, Elevator Manufacturing

Guests Present:

Jeffrey Curtis (JP Curtis Law)
Richard W. VanTassell (Benchmark Elevator)
Alan Sjogren (Bay State Elevator Co.)
Peter Horth (Bay State Elevator Company)
Bret Fay (Prop MGR)
Ethan J. Clough (DPS)
Martha Bien-Aime (DPS)

Board Members Absent:

David Morgan, Elevator Mechanic
Michael Nicoloro, City of Cambridge
Harold McGonagle, City of Boston

1. The Board of Elevator Regulations ("Board") postponed the review of February 2, 2016 and February 8, 2016 Meeting Minutes until the February 23, 2016 Meeting.

The Board discussed the following:

2. **46 Amesbury Street – Lawrence, MA**

149-P-5

Owner: Counselors Hall Condominium Association

Petitioner: Jeffrey Curtis

The petitioners came before the Board seeking relief from an Inspector's Report dated October 8, 2015. The elevator was placarded because it could not lift the rated load of 2500 pounds along with other code violations. The elevator can only lift approximately 2100 pounds. The elevator is located in a condominium complex and it serves eight floors. The petitioner is requesting that the Board allow unit #149-P-5 to be brought back into service until it is modernized. The petitioner requested to reduce the unit's rated load to 2000-lbs until the unit is modernized. The petitioner agreed to ensure a pretest on fire service as well as test the safeties with a full load test. A motion was put forth by John O'Donoghue to approve the variance under the condition that prior to removing the placard, the unit undergoes a fire service test and a 2000-lb weight-test be conducted to determine which weight the safeties will set. If the Fire Service test does not pass, the unit will be given a 90-Day Work Order. Also, this variance is only valid through June 15, 2016. The motion was seconded by Cheri Davis.

Motion by: John O'Donoghue

Seconded by: Cheri Davis

Vote: 5-0; Granted

**3. 720 Boston Post Road – Marlborough, MA
524 CMR 17.02(1)**

Owner: Sisters of St. Anne's Provincila

Petitioner: Alan Sjorgen

The petitioners came before the Board seeking a variance from 524 CMR 35 § 3.7.1(c), which states that the distance between the machine room and hoistway can be no longer than 10-feet. A small hole was discovered in the oil line. The oil line is under ground and needs to be replaced and run overhead. The oil line has a 3-inch diameter. A motion was put forth by John O'Donoghue to grant the variance under 524 CMR 17.02(1), to allow the oil line to be installed overhead and exceed the 10-ft distance from the hoistway. The motion was seconded by Tom Riley.

Motion by: John O'Donoghue

Seconded by: Tom Riley

Vote: 5-0; Granted

**4. 117 Beacon Street – Boston, MA 02116
ASME A17.1-2004 § 5.3.1.10.3**

Owner: Beacon Mainsail LLC

Petitioner: Richard Van Tassell

The petitioner came before the Board seeking a variance to allow the installation of a residential lift in an existing building with a rise of 62' - 6 1/8". The vertical travel distance allowed by ASME A17.1-2013 for residential elevators is 50-ft. This elevator has five hoistway doors and is six stories tall. The Board was not provided enough information to determine if this unit qualifies as a passenger elevator or a residential elevator. A motion was put forth by Cheri Davis to place this variance on hold until the petitioner can provide more information and bring in the architect of record. The motion was seconded by John O'Donoghue.

Motion By: Cheri Davis

Seconded By: John O'Donoghue

Vote: 4-1; Placed on Hold; Gaudet Opposed

5. The Board postponed the vote on Executive Session Minutes Review until Legal Counsel is present.

6. Code Review

The Board postponed the Code Review until the next meeting.

Matters Not Reasonably Anticipated 48 Hours in Advance of Meeting

Exhibit List:

Exhibit 1: Variance Petition – 46 Amesbury Street – Lawrence, MA

Exhibit 2: Variance Petition – 720 Boston Post Road – Marlborough, MA

Exhibit 3: Variance Petition – 117 Beacon Street – Boston, MA

Motion to Adjourn by Cheri Davis, seconded by John O'Donoghue. Hearing concluded at 3:00 p.m.

Prepared by: Ethan J. Clough

